



HARRISON  
Sales &  
Lettings  
HARDIEN

Stonebridge, Todenham



Nestled in the heart of a picturesque village, this charming 3-bedroom semi-detached house is the epitome of comfortable countryside living.

As you step inside there is a central hallway which turning to the right you'll be greeted by the cosy living room featuring a log burner. This then allows access to the conservatory which has wonderful views over the garden. Turning to the left off the hallway is an open plan kitchen/dining room which has been extended to offer an abundance of space. The kitchen (and conservatory) area has under floor heating and additional skylight which makes it light and airy. Off the kitchen is a side utility/boot room with a large storage cupboard and a separate WC.

On the first floor there are three bedrooms (two doubles and one single), all with lovely views. There is a useful landing cupboard, loft space with a ladder and lighting, and a family bathroom which has a bath tub and a shower over.

Outside, this property boasts a large driveway, ensuring ample parking. The garden is beautifully matured but relatively low maintenance. Laid to lawn and patio with a number of beds, there is also two large sheds for storage, and one of which has power and lighting. At the rear boundary you will be treated by wonderful views over local farming fields.

The current owners have planning permission which is still valid as partially complete.

"Demolition of the existing single storey side wing and erection of a two-storey side extension, single storey rear extension and erection of a porch"







EPC: E

Council Tax Band: C

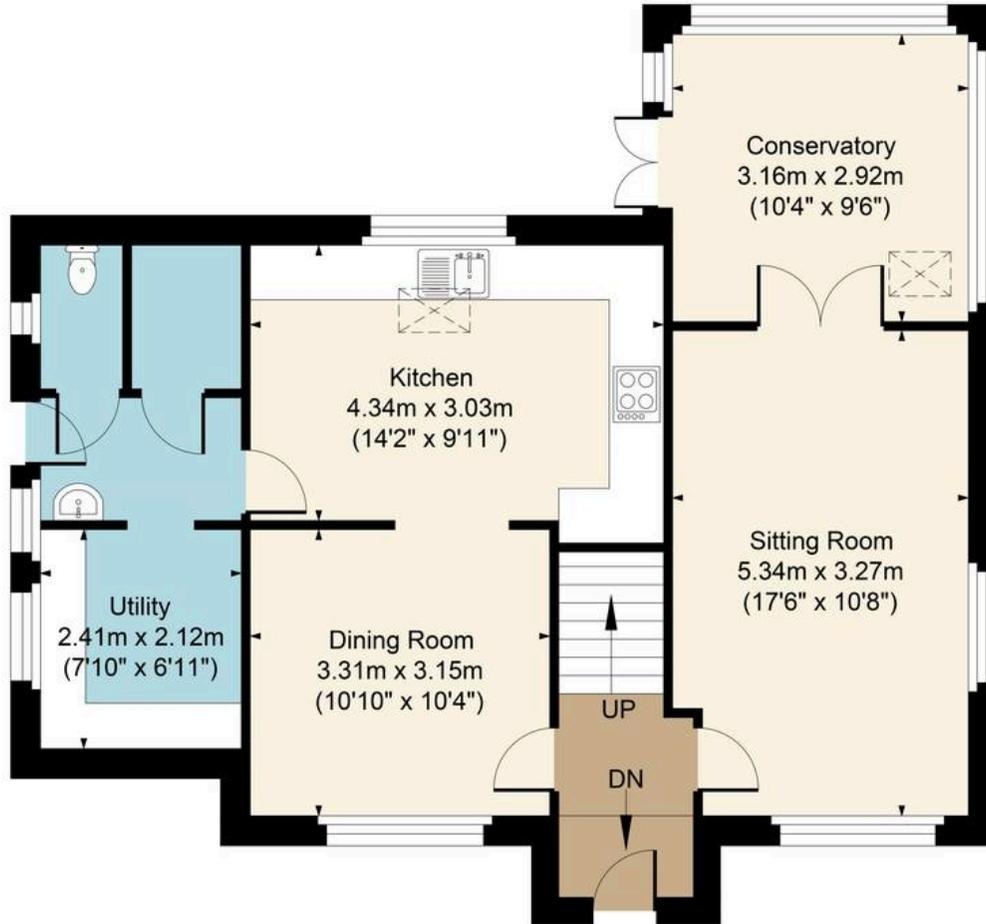
Tenure: Freehold

What3Words: defeated.flags.indulgent

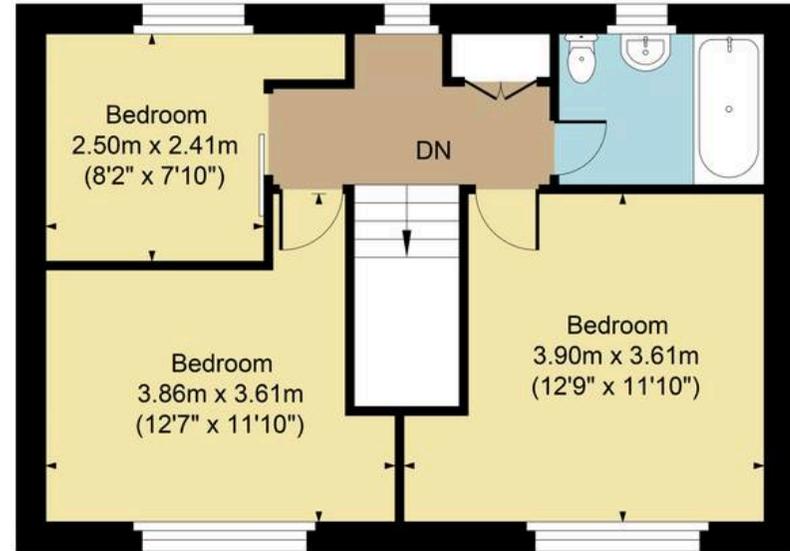
**AGENTS NOTE S.157 Housing Act 1985 – This property formerly part of the Local Authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the Local Authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswolds Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council’s website.**

**A linear village built primarily of local stone and brick cottages, some prettily thatched, Todenham is set within a tranquil spot in the Cotswolds whilst still offering easy access to local towns including nearby Moreton-in-Marsh, where there is a mainline train station to London. The village offers many beautiful walks across open countryside and remains remarkably un-spoilt, with a dignified manor house and a church that boasts a fine tower and octagonal spire, and a traditional local inn selling real ales and good food.**

Main House Approx. Gross Internal Area:- 114.26 sq.m. 1230 sq.ft.  
Total Approx. Gross Area:- 94.53 sq.m. 1230 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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